



# BOARD OF ZONING ADJUSTMENTS

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Final Agenda

May 11, 2015

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## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

1<sup>st</sup> Floor, City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### Time

10:00 a.m.  
*Decision Appeals are heard  
after 1 p.m.*

### Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Jaime Ramiro Diaz

The general public cannot speak  
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **May 21, 2015**.

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

**A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules**

**B. BZA Dockets – Unfinished Business**

**ITEM 1 – Docket Number: 215-14**

**Applicant or Agent:** Terrence Ibert & Mary Ibert  
**Property Location:** 3027 Ponce De Leon Street **Zip:** 70119  
**Bounding Streets:** Ponce De Leon St., Sauvage St., Maurepas St., & N. Lopez St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 1557  
**Proposed Use:** Two Single-Family Residences **Lot Number:** 8  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the establishment of two (2) single-family residences on one lot of record.

**Requested Waiver:**

**Section 1.4 – Location on a Lot Required**

Required: 1 Main Use Provided: 2 Main Uses

Waiver: 1 Main Use



**ITEM 2 – Docket Number: 014-15**

**Applicant or Agent:** Theodore L. Wong  
**Property Location:** 4714 Coliseum Street **Zip:** 70115  
**Bounding Streets:** Coliseum St., Valence St., Chestnut St., & Bordeaux St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 293  
**Proposed Use:** Single-Family Residence **Lot Number:** 16  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit one (1) parking space in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 15.2.3 – Parking in Front Yards**

Required: 0 Spaces      Provided: 1 Space      Waiver: 1 Space

**Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas**

Required: ≤ 40%      Provided: 61% (267 sq. ft.)      Waiver: 21% (91 sq. ft.)



**ITEM 3– Docket Number: 024-15**

**Applicant or Agent:** Waffle House, Inc.  
**Property Location:** 2500-2506 Canal Street **Zip:** 70119  
**Bounding Streets:** Canal St., N. Rocheblave St., Cleveland Ave., & S. Dorgenois St.  
**Zoning District:** RO-1 General Office District/Inner City Urban Corridor District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant **Square Number:** 580  
**Proposed Use:** Restaurant **Lot Number:** 1, 2, 3, & 31  
**Project Planner:** Nicolette P. Jones (nipjones@nola.gov) (Proposed Lot 1A)

**Request Citation:** This request is for variances from the provisions of Article 5, Section 5.3.7 (Table 5.C) and Article 15, Section 15.2.1 (Table 15.A) and Section 15.2.3 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a restaurant with insufficient minimum front yard depth, insufficient off-street parking, and parking located in the required front yard area.

**Requested Waivers:**

**Section 5.3.7 (Table 5.C) – Minimum Front Yard Depth**

Required: 20’                      Provided: 5’                      Waiver: 15’

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 14 Spaces              Provided: 10 Spaces              Waiver: 4 Spaces

**Section 15.2.3 – Parking in Front Yard**

Required: 0 Spaces              Provided: 4 Spaces              Waiver: 4 Spaces



**ITEM 4 – Docket Number: 039-15**

**Applicant or Agent:** Leo C. Ledet, Jr. & Mary T. Ledet  
**Property Location:** 215 Audubon Street **Zip:** 70118  
**Bounding Streets:** Audubon St., Camp St., Magazine St., & Walnut St.  
**Zoning District:** RS-2 Single-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 18  
**Proposed Use:** Single-Family Residence **Lot Number:** A  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.3.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

**Request:** To permit the construction of an addition onto a single-family residence creating insufficient rear yard depth.

**Requested Waiver:**

**Section 4.3.7 (Table 4.C) – Minimum Rear Yard Depth**

Required: 20’                      Provided: 8’                      Waiver: 12’



**ITEM 5 – Docket Number: 044-15**

**WITHDRAWN**

**Applicant or Agent:** Sandra M. Baptie  
**Property Location:** 4820 Walmsley Ave. **Zip:** 70125  
**Bounding Streets:** Walmsley Ave., State Street Dr., Panama Ct., & Gen. Pershing St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 148, 150  
**Proposed Use:** Single-Family Residence **Lot Number:** C  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient rear yard depth, insufficient minimum lot depth and insufficient minimum lot width.

**Requested Waivers:**

**Article 4, Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth**  
 Required: 20’      Provided: 10’      Waiver: 10’  
**Article 4, Section 4.5.7 (Table 4.E) – Minimum Lot Area**  
 Required: 4,400 sq.ft.      Provided: 3,008 sq.ft.      Waiver: 1,392 sq.ft.  
**Article 4, Section 4.5.7 (Table 4.E) – Minimum Lot Depth**  
 Required: 90’      Provided: 62’ and 58’      Waiver: 28’ and 32’



**ITEM 6 – Docket Number: 046-15**

**Applicant or Agent:** Jonathan Tate & Charles Rutledge  
**Property Location:** 3609-3611 South Saratoga Street **Zip:** 70115  
**Bounding Streets:** S. Saratoga St., Foucher St., Amelia St., & Loyola St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 514  
**Proposed Use:** Single-Family Residence **Lot Number:** C-2  
**Project Planner:** Nicolette Jones (nicolette.jones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Lot Area**  
 Required: 4,400 sq. ft.      Provided: 2,334 sq. ft.      Waiver: 2,066 sq. ft.  
**Section 4.5.7 (Table 4.E) – Minimum Lot Width**  
 Required: 40’      Provided: 30’-1”      Waiver: 9’-11”

**ITEM 7 – Docket Number: 047-15**

**Applicant or Agent:** Jonathan Tate & Charles Rutledge  
**Property Location:** 3613 South Saratoga Street **Zip:** 70115  
**Bounding Streets:** S. Saratoga St., Foucher St., Amelia St., & Loyola St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 514  
**Proposed Use:** Single-Family Residence **Lot Number:** G  
**Project Planner:** Nicolette Jones (nicolette.jones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

**Requested Waivers:****Section 4.5.7 (Table 4.E) – Minimum Lot Area**

Required: 4,400 sq. ft. Provided: 1,380 sq. ft. Waiver: 3,020 sq. ft.

**Section 4.5.7 (Table 4.E) – Minimum Lot Width**

Required: 40' Provided: 19' Waiver: 21'

**ITEM 8 – Docket Number: 052-15**

**Applicant or Agent:** Joseph S. Mann, Dorothy Sarpy Mann, & Justin Schmidt  
**Property Location:** 5513-5515 Camp Street **Zip:** 70115  
**Bounding Streets:** Camp St., Joseph St., Chestnut St., & Octavia St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Two-Family Residence **Square Number:** 247  
**Proposed Use:** Two-Family Residence **Lot Number:** C  
**Project Planner:** Stephen Kroll (skroll@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is a requirement of Subdivision Docket 175/14, to permit the creation of a lot that would cause the elimination of one (1) required off-street parking space.

**Requested Waiver:****Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

**C. BZA Dockets – New Business**

**ITEM 9 – Docket Number: 058-15**

**Applicant or Agent:** Leroy Wylie  
**Property Location:** 7709 Mayo Road **Zip:** 70126  
**Bounding Streets:** Mayo Rd., Curran Rd., Edward St., & Wales St.  
**Zoning District:** RS-2 Single-Family Residential District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Single-Family Residence **Square Number:** A  
**Proposed Use:** Single-Family Residence **Lot Number:** 10-A  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

**Request:** To permit the expansion of an existing accessory structure resulting in excessive height.

**Requested Waiver:**

**Article 15, Section 15.5.12(4) - Accessory Building and Structures Height**

Required: 14'                      Provided: 20.4'                      Waiver: 6.4'



**ITEM 10 – Docket Number: 059-15**

**Applicant or Agent:** Jacques David Frère  
**Property Location:** 7621 Burthe Street **Zip:** 70118  
**Bounding Streets:** Burthe St., Adams St., Freret St., & Hillary St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Two-Family Residence **Square Number:** 103  
**Proposed Use:** Two-Family Residence **Lot Number:** 6  
**Project Planner:** Nicolette Jones (nicolette.jones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.3, Section 15.2.3(5b), Section 15.2.3(5c), Section 15.2.5(1), and Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a circular drive with insufficient side yard setback and insufficient minimum lot width, with one (1) parking space of insufficient stall width in the required front yard area, and excessive paving of the required front yard area.

**Requested Waivers:**

**Section 15.2.3 – Parking in Front Yards**

Required: Not Permitted Provided: 1 Space Waiver: 1 Space

**Section 15.2.3(5b) – Circular Drives (Minimum Side Yard - Adams Street Side)**

Required: 3' Provided: 2' Waiver: 1'

**Section 15.2.3(5b) – Circular Drives (Minimum Side Yard - Hillary Street Side)**

Required: 3' Provided: 2' Waiver: 1'

**Section 15.2.3(5c) – Circular Drives (Minimum Lot Width)**

Required: 50' Provided: 30' Waiver: 20'

**Section 15.2.5(1) – Design Standards (Minimum Parking Stall Width)**

Required: 8'-6" Provided: 7' Waiver: 1'-6"

**Section 15.6.6 – Limitation on Pavement of Required Front Yard Areas**

Required: ≤ 40% Provided: 56% (185 sq. ft.) Waiver: 16% (53 sq. ft.)



**ITEM 11 – Docket Number: 060-15**

**Applicant or Agent:** George Jeansonne  
**Property Location:** 5922 Marigny Street **Zip:** 70122  
**Bounding Streets:** Elysian Fields Ave., Vienna St., Marigny St. and Pressburg St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Vacant Lot **Square Number:** 4657  
**Proposed Use:** Two-Family Residence **Lot Number:** 16A  
**Project Planner:** Brittany DesRocher (bbdesrocher@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence with insufficient minimum lot width and front stairs that extend more than five feet (5') above grade.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Lot Width**

Required: 50'                      Provided: 45'                      Waiver: 5'

**Section 15.5.8(4) – Front Yards (Stair Height)**

Required: 5'                      Provided: 7'-2"                      Waiver: 2'-2"



**ITEM 12 – Docket Number: 061-15**

**Applicant or Agent:** Nicole Webre-Nass  
**Property Location:** 4856-4858 Annunciation Street **Zip:** 70115  
**Bounding Streets:** Annunciation St., Lyons St., Tchoupitoulas St., and Upperline St.  
**Zoning District:** RM-2 Multiple-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Two-Family Residence **Square Number:** 121  
**Proposed Use:** Two-Family Residence **Lot Number:** 11-A-1 (proposed)  
**Project Planner:** Larry Massey (lwmassey@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is in conjunction with Subdivision Docket 23/15, to permit the creation of a lot with insufficient minimum lot area, insufficient aggregate width of side yards, and insufficient off-street parking.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Minimum Lot Area**

Required: 3,500 sq. ft. Provided: 3,160 sq. ft. Waiver: 340 sq. ft.

**Section 4.9.7 (Table 4.I) – Minimum Aggregate Width of Side Yards**

Required: 20% (6' 4") Provided: 19.56% (6' 2") Waiver: 0.4% (2")

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 2 Spaces Provided: 0 Spaces Waiver: 2 Spaces



**ITEM 13 – Docket Number: 062-15**

**Applicant or Agent:** Nicole Webre-Nass  
**Property Location:** 4856-4858 Annunciation Street **Zip:** 70115  
**Bounding Streets:** Annunciation St., Lyons St., Tchoupitoulas St., and Upperline St.  
**Zoning District:** RM-2 Multiple-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Two-Family Residence **Square Number:** 121  
**Proposed Use:** Two-Family Residence **Lot Number:** 11-A-2 (proposed)  
**Project Planner:** Larry Massey (lwmassey@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

**Request:** This request is in conjunction with Subdivision Docket 23/15, to permit the creation of a lot with insufficient minimum lot area.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Minimum Lot Area**

Required: 3,125 sq. ft. Provided: 3,090 sq. ft. Waiver: 35 sq. ft.



**TEM 14 – Docket Number: 063-15**

**Applicant or Agent:** Mark Schreiner  
**Property Location:** 4224 Fontainebleau Drive **Zip:** 70115  
**Bounding Streets:** S. Salcedo, S. Gayoso St., Jena St. and Fontainebleau Dr.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 192  
**Proposed Use:** Single-Family Residence **Lot Number:** 14  
**Project Planner:** Valerie McMillan (vamcmillan@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the future development of a single-family residence with insufficient minimum lot width and insufficient minimum lot area.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Lot Width Requirements (Single-Family Dwelling)**

Required: 40' Provided: 30' Waiver: 10'

**Section 4.5.7 (Table 4.E) – Lot Area Requirements (Single-Family Dwelling)**

Required: 4,400 sq. ft. Provided: 3,600 sq. ft. Waiver: 800 sq. ft.



**ITEM 15 – Docket Number: 064-15**

**Applicant or Agent:** Mark Schreiner  
**Property Location:** 4224 Fontainebleau Drive **Zip:** 70115  
**Bounding Streets:** S. Salcedo, S. Gayoso St., Jena St. and Fontainebleau Dr.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 192  
**Proposed Use:** Single-Family Residence **Lot Number:** 13  
**Project Planner:** Valerie McMillan (vamcmillan@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the future development of a single-family residence with insufficient minimum lot width and insufficient minimum lot area.

**Requested Waivers:****Section 4.5.7 (Table 4.E) – Lot Width Requirements (Single-Family Dwelling)**

Required: 40'                      Provided: 30'                      Waiver: 10'

**Section 4.5.7 (Table 4.E) – Lot Area Requirements (Single-Family Dwelling)**

Required: 4,400 sq. ft.    Provided: 3,600 sq. ft.                      Waiver: 800 sq. ft.

**ITEM 16 – Docket Number: 065-15**

**Applicant or Agent:** C. Michael Collins, Calle Ocho, LLC  
**Property Location:** 718 8th Street **Zip:** 70115  
**Bounding Streets:** 8th St., Annunciation St., 9th St., & Chippewa St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Irish Channel Local Historic District **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 84  
**Proposed Use:** Single-Family Residence **Lot Number:** 14  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area and insufficient side yard setbacks. **(AFTER THE FACT)**

**Requested Waiver:****Section 15.5.12(2) – Accessory Structures (Coverage)**

Required: ≤ 40%                      Provided: 95% (520 sq. ft.)                      Waiver: 55% (301 sq. ft.)

**Section 15.5.12(2) – Accessory Structures (Annunciation Street Side Yard Setback)**

Required: 3'                      Provided: 0'                      Waiver: 3'

**Section 15.5.12(2) – Accessory Structures (Chippewa Street Side Yard Setback)**

Required: 3'                      Provided: 1' 4"                      Waiver: 2' 8"

**ITEM 17 – Docket Number: 066-15**

**Applicant or Agent:** James E. Spalt  
**Property Location:** 7519 Maple Street **Zip:** 70118  
**Bounding Streets:** Maple St., Hillary St., Burthe St., & Cherokee St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 99  
**Proposed Use:** Two-Family Residence **Lot Number:** 5  
**Project Planner:** Nicolette P. Jones (nipjones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence with insufficient minimum lot width, insufficient minimum lot area, and insufficient off-street parking.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family Dwelling)**

Required: 50’                      Provided: 30’                      Waiver: 20’

**Section 4.5.7 (Table 4.E) – Minimum Lot Area (Two-Family Dwelling)**

Required: 5,000 sq. ft.    Provided: 3,600 sq. ft.                      Waiver: 1,400 sq. ft.

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 2 Spaces                      Provided: 1 Space                      Waiver: 1 Space



**ITEM 18 – Docket Number: 067-15**

**Applicant or Agent:** Matthew Osborne, Steve Goulet  
**Property Location:** 7041 Roy Street **Zip:** 70124  
**Bounding Streets:** Roy St., New Orleans - Hammond Hwy., Fleur De Lis Dr., & Hay Pl.  
**Zoning District:** LRS-1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** 25  
**Proposed Use:** Single-Family Residence **Lot Number:** 31-A  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 9A, Section 9A.1.8 of the Comprehensive Zoning Ordinance

**Request:** This request is to permit one (1) parking space in the required corner lot front yard.

**Requested Waiver:**

**Section 9A.1.8. – Parking in Front Yards**

Permitted: 0                      Proposed: 1 Space                      Waiver: 1 Space



**ITEM 19 – Docket Number: 068-15**

**Applicant or Agent:** Charles Neyrey, McDonogh 31, LLC  
**Property Location:** 800-830 N. Lopez Street **Zip:** 70119  
**Bounding Streets:** St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 431  
**Proposed Use:** Single-Family Residence **Lot Number:** 19  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum lot area, insufficient minimum depth of front yard, and insufficient minimum corner side yard width.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area**

Required: 3,600 sq. ft. Provided: 3,080 sq. ft. Waiver: 520 sq. ft.

**Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard**

Required: 20' Provided: 5' Waiver: 15'

**Section 4.6.7 (Table 4.F) – Minimum Corner Side Yard Width**

Required: 3'-9" Provided: 3' Waiver: 9"



**ITEM 20 – Docket Number: 069-15**

**Applicant or Agent:** Charles Neyrey, McDonogh 31, LLC  
**Property Location:** 800-830 N. Lopez Street **Zip:** 70119  
**Bounding Streets:** St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 431  
**Proposed Use:** Single-Family Residence **Lot Number:** 20  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum depth of front yard.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area**

Required: 3,600 sq. ft. Provided: 3,078 sq. ft.

Waiver: 522 sq. ft.

**Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard**

Required: 20' Provided: 6'

Waiver: 14'



**ITEM 21 – Docket Number: 070-15**

**Applicant or Agent:** Robert Knapp  
**Property Location:** 1107 Valence Street **Zip:** 70115  
**Bounding Streets:** Valence St., Coliseum St., Cadiz St., & Chestnut St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 292  
**Proposed Use:** Single-Family Residence **Lot Number:** 25-B  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This request is for variances from the provisions of **Article 4, Section 4.5.7 (Table 4.E)** of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

**Requested Waivers:****Section 4.5.7 (Table 4.E) – Minimum Lot Area (Single-Family)**

Required: 4,400 sq. ft. Provided: 3,398.44 sq. ft. Waiver: 1,001.56 sq. ft.

**Section 4.5.7 (Table 4.E) – Minimum Lot Width (Single-Family)**

Required: 40' Provided: 36'- 3" Waiver: 3'- 9"

**ITEM 22 – Docket Number: 071-15**

**Applicant or Agent:** Jason B. Jee  
**Property Location:** 236 22nd Street **Zip:** 70124  
**Bounding Streets:** 22nd St., Pontchartrain Blvd., 20th St., & Fleur De Lis Ave.  
**Zoning District:** LRS-1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** 13  
**Proposed Use:** Single-Family Residence **Lot Number:** Pt. 46, Pt. 47  
**Project Planner:** Arlen D Brunson (adbrunson@nola.gov) (Proposed Lot 47A)

**Request Citation:** This request is for a variance from the provisions of Article 9, Section 9A.9.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is in conjunction with Subdivision Docket 002-15, to permit the creation of a lot with insufficient minimum lot area.

**Requested Waiver:****Section 9A.9.7 (Table 9A.A) – Minimum Lot Area**

Required: 5,000 sq. ft. Provided: 4,800 sq. ft. Waiver: 200 sq. ft.



**ITEM 23 – Docket Number: 072-15**

**Applicant or Agent:** Jason B. Jee  
**Property Location:** 236 22nd Street **Zip:** 70124  
**Bounding Streets:** 22nd St., Pontchartrain Blvd., 20th St., & Fleur De Lis Ave.  
**Zoning District:** LRS-1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** 13  
**Proposed Use:** Single-Family Residence **Lot Number:** Pt. 46, Pt. 47  
**Project Planner:** Arlen D Brunson (adbrunson@nola.gov) (Proposed Lot 48A)

**Request Citation:** This request is for a variance from the provisions of Article 9, Section 9A.9.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is in conjunction with Subdivision Docket 002-15, to permit the creation of a lot with insufficient minimum lot area.

**Requested Waiver:**

**Section 9A.9.7 (Table 9A.A) – Minimum Lot Area**

Required: 5,000 sq. ft. Provided: 4,800 sq. ft.

Waiver: 200 sq. ft.



**ITEM 24 – Docket Number: 073-15**

**Applicant or Agent:** Hollygrove Ventures LLC/Dan Nitschke  
**Property Location:** 3821 Hamilton Street **Zip:** 70118  
**Bounding Streets:** Hamilton St., Dixon St., Hollygrove St., & Palmetto St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 609  
**Proposed Use:** Two-Family Residence **Lot Number:** 23  
**Project Planner:** Nicolette Jones (nicolette.jones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence with insufficient minimum lot area, insufficient minimum lot width, insufficient off-street parking, excessive front yard stair height above grade, and excessive front yard stair projection.

**Requested Waivers:****Section 4.5.7 (Table 4.E) – Minimum Lot Area**

Required: 5,000 sq. ft. Provided: 4,500 sq. ft.

Waiver: 500 sq. ft.

**Section 4.5.7 (Table 4.E) – Minimum Lot Width**

Required: 50' Provided: 30'

Waiver: 20'

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 2 Spaces Provided: 0 Spaces

Waiver: 2 Spaces

**Section 15.5.8(4) – Front Yards (Stair Height from Grade)**

Permitted: 5' Proposed: 6'-5"

Waiver: 1'-5"

**Section 15.5.8(4) – Front Yards (Stair Projection)**

Permitted: 6' Proposed: 6'-6 ¾"

Waiver: 6 ¾"



**ITEM 25 – Docket Number: 074-15**

**Applicant or Agent:** Kevin P. Muggivan, Erin Muggivan  
**Property Location:** 4218 Banks Street **Zip:** 70119  
**Bounding Streets:** Banks St., S. Solomon St., Baudin St., & S. Hennessey St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Two-Family Residence **Square Number:** 787  
**Proposed Use:** Single-Family Residence **Lot Number:** 28  
**Project Planner:** Brittany B DesRocher (bbdesrocher@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of a single-family residence with front stairs that extend more than five feet (5') above grade and project more than 6' into front yard.

**Requested Waiver:**

**Section 15.5.8(4) – Front Yards (Stair Height)**

Required: 5'                      Provided: 8'-4"                      Waiver: 3'-4"

**Section 15.5.8(4) – Front Yards (Stair Projection)**

Required: 6'                      Provided: 9'                      Waiver: 3'



**ITEM 26– Docket Number: 075-15**

**Applicant or Agent:** Kamal And Hend, LLC  
**Property Location:** 6186-6188 Bellaire Drive **Zip:** 70124  
**Bounding Streets:** Bellaire Dr., Polk Ave., Harrison Ave., & 17th St. Canal  
**Zoning District:** LRS-1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:**  
**Proposed Use:** Single-Family Residence **Lot Number:** 145 &145-A  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with excessive front yard stair projection. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 15.5.8(4) – Front Yards (Stair Projection)**

Required: 6'                      Proposed: 9'-6"                      Waiver: 3'-6"



**ITEM 27– Docket Number: 076-15**

**Applicant or Agent:** Brian Gille (for Nanette and Marcus Brown)  
**Property Location:** 4917 St. Charles Avenue **Zip:** 70115  
**Bounding Streets:** St. Charles Ave., Robert St., Carondelet St., & Upperline St.  
**Zoning District:** RS-1 Single-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 409  
**Proposed Use:** Single-Family Residence **Lot Number:** C-1  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.1.7 (Table 4.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a covered porch causing insufficient minimum rear yard depth.

**Requested Waiver:****Section 4.1.7 (Table 4.A) – Minimum Depth of Rear Yard**

Required: 20'                      Proposed: 5'-7"                      Waiver: 14'-5"

**ITEM 28– Docket Number: 077-15**

**Applicant or Agent:** Allen Kirkley, Colleen Kirkley  
**Property Location:** 1505 Arabella Street **Zip:** 70115  
**Bounding Streets:** Arabella St., Hurst St., Joseph St., & St. Charles Ave.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 59  
**Proposed Use:** Single-Family Residence **Lot Number:** A  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit an addition to an existing accessory structure, resulting in excessive coverage of the required rear yard area.

**Requested Waiver:****Section 15.5.12(2) – Accessory Structures (Coverage)**

Required: ≤40%                      Provided: 70% (823 sq. ft.)                      Waiver: 30% (374 sq. ft.)

*ALL DECISION APPEALS ARE SCHEDULED TO COMMENCE AT 1:00 P.M. OR THEREAFTER*

**D. Director of Safety and Permits Decision Appeals – New Business**

**ITEM 29– Docket Number: 078-15**

**ITEM 29– Docket Number: 078-15**

**Applicant or Agent:** Justin Schmidt, Terrence Ibert, Mary Ibert  
**Property Location:** 3027 Ponce De Leon Street **Zip:** 70119  
**Bounding Streets:** Ponce de Leon St., N. Lopez St., Maurepas St., & Sauvage St.  
**Zoning District:** RD-3  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 1557  
**Proposed Use:** Single-Family Residence **Lot Number:** 7 & 8

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the Director of the Department of Safety and Permits regarding the determination that the rear structure on the lot has not historically been used as a second main use.

**E. Presentation – Mandatory HUD Fair Housing Training**

**F. Adjournment**